

Minutes November 17, 2004

RIVER OAKS IMPROVEMENT ASSOCIATION

ATTENDANCE: Chris Boettcher, Marnee Sinnott, Ruth Brackmann, Jim Smith, and Jim Stanley

GUEST: Tom Sinnott

ABSENT: Joe Lanute, and Linda Saxton

OLD BUSINESS: Tom Sinnott presented the Larson Engineering report. He, also, educated The Board on the reports details and discoveries and highlighted where the impending re-construction of the retaining wall will negatively impact two properties. The Board agreed that these property owners should be invited to attend the next meeting to discuss the report findings before any future planning.

SECRETARY'S REPORT: Approved with two corrections in spelling.

TREASURER'S REPORT: Approved, but explained that the balance did not truly reflect net worth because of two outstanding obligations i.e. second installment to Larson Engineering and the return of assessment money previously collected.

Marnee also reported that, as of November 17, 2004, there were five residents who have not paid any of their 2004 Association dues. The Board, unanimously, agreed that these residents should receive "personal" contact to ascertain their intentions.

KEITH LETSCHE STATUS (Lawyer): No report

ENTERTAINMENT COMMITTEE: No report

NEWSLETTER: No report

LANDSCAPING: Nothing to report

NEW BUSINESS: Jim Smith reminded the Board that it was time to recruit new Board member before the upcoming annual meeting, which is tentatively schedule for the twenty-second or twenty-third of February; Ruth will check for the availability of the facility.

ADJOURNMENT: 9:30 pm